140.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	934,600 / 934,600
					USE VALUE:	934,600 / 934,600
					ASSESSED:	934,600 / 934,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KERR RONALD/CHERYL		
Owner 2:			
Owner 3:			
Street 1:	2 NEWPORT ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	KERR RONALD F & CHERYL L -
Owner 2:	-
Street 1:	2 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,714 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Asphalt Exterior and 3158 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4714.000	482,000	3,500	449,100	934,600
Total Card	0.108	482,000	3,500	449,100	934,600
Total Parcel	0.108	482,000	3,500	449,100	934,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 295.99 | /Parcel: 295.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	482,400	3500	4,714.	449,100	935,000	935,000	Year End Roll	12/18/2019
2019	104	FV	372,600	3500	4,714.	421,100	797,200	797,200	Year End Roll	1/3/2019
2018	104	FV	368,200	3500	4,714.	348,100	719,800	719,800	Year End Roll	12/20/2017
2017	104	FV	345,000	3500	4,714.	320,000	668,500	668,500	Year End Roll	1/3/2017
2016	104	FV	345,000	3500	4,714.	291,900	640,400	640,400	Year End	1/4/2016
2015	104	FV	306,900	3500	4,714.	286,300	596,700	596,700	Year End Roll	12/11/2014
2014	104	FV	306,900	3500	4,714.	266,100	576,500	576,500	Year End Roll	12/16/2013
2013	104	FV	319,600	3500	4,714.	253,200	576,300	576,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10820

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POCHINI DAVID	1221-198		5/23/2000		350,000	No	No		
	845-96		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2014	1031	Re-Roof	9,000		8/19/2014			Go over existing l
4/15/2005	272	Porch	8,500					3 season porch, re

ACTIVITY INFORMATION

Date	Result	By	Name
2/21/2018	Inspected	BS	Barbara S
12/15/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Measured	336	PATRIOT
10/31/2005	Permit Visit	BR	B Rossignol
11/23/1999	Mailer Sent		
11/17/1999	Measured	243	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4714		Sq. Ft.	Site		0	80.	1.19	9									449,135						449,100	

Total AC/HA: 0.10822 | Total SF/SM: 4714 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 449,135 | Spl Credit | Total: 449,100

USER ACCT

89978

GIS Ref

GIS Ref

Insp Date

02/21/18

!10820!

PRINT

Date	Time
12/11/20	01:04:52

LAST REV

Date	Time
04/19/18	11:14:15

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	89978
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	11 - Asphalt		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06176472
Const Adj.:	0.93981200
Adj $ / SQ:	169.636
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	654837
Depreciation:	172877
Depreciated Total:	481960

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	6	2	
Totals			
2	12	4	

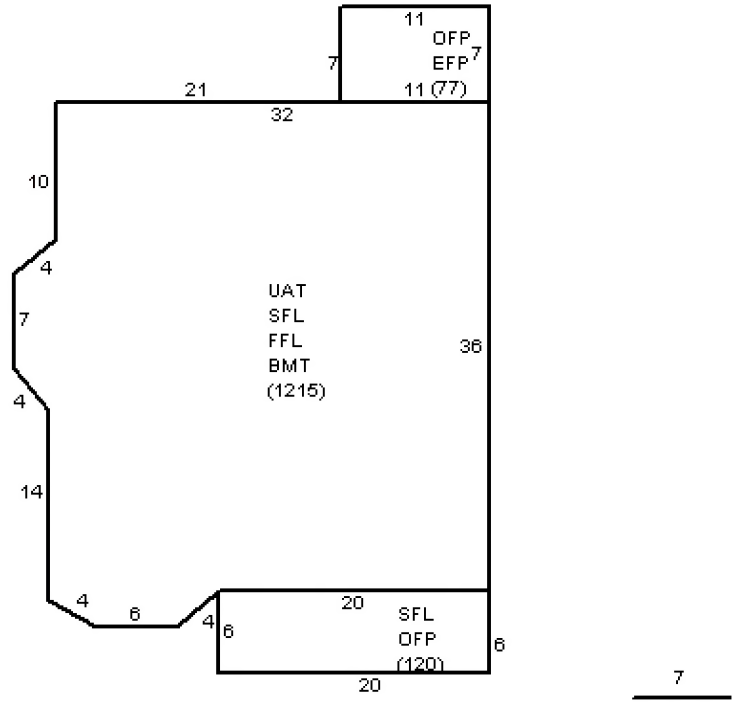
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.64
Special Features:	0	Val/Su Net:	110.98
Final Total:	482000	Val/Su SzAd	189.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,335	169.640	226,464
BMT	Basement	1,215	69.970	85,019
FFL	First Floor	1,215	169.640	206,108
UAT	Upper Attic	304	67.850	20,611
OFP	Open Porch	197	23.380	4,606
EFP	Enclos Porch	77	58.820	4,529

Net Sketched Area:	4,343			Total:	547,337
Size Ad	2550	Gross Are	5254	FinArea	3158

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1950	26.36	T	40	104			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500

IMAGE

AssessPro Patriot Properties, Inc